


**Troll Bridge Cottage, Bedehouse Bank, Bourne PE10 9JX**
**£475,000**


\*\*\* SOLD PRIOR TO MARKETING \*\*\* This outstanding property occupies a truly secluded position and enjoys some of the most impressive views in town. The deceptively spacious and highly versatile layout is currently arranged to include a selection of reception rooms: a study or fourth bedroom, cinema room, snug, lounge, and dining room. There is also a stylish four-piece ground floor bathroom featuring a freestanding bath and double walk-in shower, alongside a well-equipped breakfast kitchen and separate utility room. Upstairs, you'll find three additional bedrooms, including a master with en-suite, as well as a convenient cloakroom. The private, west-facing garden is beautifully landscaped to create a peaceful and sunny retreat, complete with a hot tub and outdoor pizza oven—perfect for entertaining. Externally, the property also benefits from a garage with adjoining workshop and a separate timber-built studio, ideal for creative pursuits or working from home. A viewing is highly recommended to fully appreciate the space, setting, and lifestyle this unique home offers. Council tax band - E / EPC energy rating - C



RECEPTION PORCH

Part glazed composite door to front, tiled flooring and window to front.

HALLWAY

Solid wood flooring, radiator and downlighting.

LOUNGE

18' 4" x 12' 2" (5.59m x 3.71m) (approx.) Solid wood flooring, gas fired 'log' burner and wall lighting.

DINING ROOM / SUN LOUNGE

27' 6" x 8' 1" (8.38m x 2.46m) (approx.) UPVC French doors to the rear garden, solid wood flooring and UPVC double glazed transom window to the rear. Spotlights and pendant lighting.

KITCHEN / BREAKFAST ROOM

16' 1" x 12' 2" (4.90m x 3.71m) (approx.) Re-fitted with a range of base and wall mounted units with quartz worksurfaces and breakfast bar, undermount sink with mixer tap, laminate flooring, integrated dishwasher, two eye level single electric ovens, induction hob, radiator and UPVC window to side.

SNUG

9' 5" x 8' 11" (2.87m x 2.72m) (approx.) UPVC window to front, solid wood flooring, stairs to first floor, radiator.

CINEMA ROOM / BEDROOM FIVE

12' 2" x 10' 1" (3.71m x 3.07m) (approx.) Solid wood flooring, radiator and UPVC window to front.

STUDY / BEDROOM FOUR

10' 1" x 10' 1" (3.07m x 3.07m) (approx.) Radiator and UPVC window to front.

UTILITY ROOM

8' 1" x 6' 9" (2.46m x 2.06m) (approx.) Storage cupboard, boiler, radiator, plumbing and space for washing machine and space for tumble dryer, base units, UPVC double glazed door to garden and window to rear.

BATHROOM

Re-fitted with a four piece suite comprising WC, wash hand basin with vanity unit, freestanding roll top bath, walk-in oversized shower cubicle, heated towel rail and UPVC window to side.

BEDROOM ONE

14' 10" x 12' 3" (4.52m x 3.73m) (approx.) Sealed unit double glazed window to front, radiator and laminate flooring.

ENSUITE SHOWER ROOM

Fitted with a fully tiled walk-in shower, low level WC and wash hand basin.

CLOAKROOM

Fitted with a low level WC and wash hand basin.

BEDROOM TWO

17' 3" x 10' 5" (5.26m x 3.17m) (approx.) Sealed unit double glazed window to front, radiator and laminate flooring.

BEDROOM THREE

13' 3" x 7' 6" (4.04m x 2.29m) (approx.) UPVC window to front, skylight, radiator and laminate flooring.

OUTSIDE

The front of the property enjoys views over the Bourne Eau and is low maintenance with a variety of shrubs and is enclosed y a low picket fence and a path leading to the side of the property.

The stunning rear garden is well stocked with a selection of established trees, mature shrubs, a thriving pond, pergola, hot tub area and generous patio. There is a covered garden store and a door to the front garden.

Access to the gated rear parking, garage, studio and workshop.

GARAGE AND WORKSHOP

The garage measures 16'8" x 12'2" approx. with door to the side and has power and lighting.

The workshop measures 14'2" x 11'7" approx and offers additional storage.

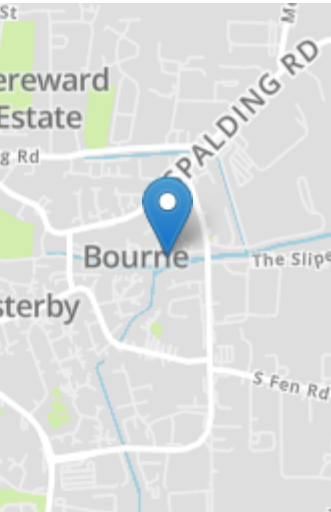
STUDIO

18' 6" x 8' 9" (5.64m x 2.67m) Approx. A timber built studio with windows to the front and side.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

The owner of this property was an employee if the Rosedale Group Limited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	